

041.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

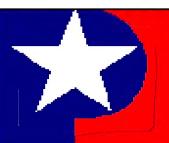
901,100 / 901,100

USE VALUE:

901,100 / 901,100

ASSESSED:

901,100 / 901,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROMANOWSKI ROZALIA-ESTATE	
Owner 2: LELLESS LILLIAN ROMANOWSKI	
Owner 3:	

Street 1: 1 BLUEBERRY LANE

Street 2:

Twn/City: WESTFORD

St/Prov: MA Cntry: Own Occ: N

Postal: 01886 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
104		4500.000	457,100		444,000	901,100				
Total Card		0.103	457,100		444,000	901,100	Entered Lot Size			
Total Parcel		0.103	457,100		444,000	901,100	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	408.11	/Parcel: 408.1	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
041.0-0005-0006.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	457,400	0	4,500.	444,000	901,400	901,400
2019	104	FV	356,800	0	4,500.	471,800	828,600	828,600
2018	104	FV	356,800	0	4,500.	344,100	700,900	700,900
2017	104	FV	335,000	0	4,500.	299,700	634,700	634,700
2016	104	FV	335,000	0	4,500.	255,300	590,300	590,300
2015	104	FV	299,100	0	4,500.	249,800	548,900	548,900
2014	104	FV	299,100	0	4,500.	205,400	504,500	504,500
2013	104	FV	311,000	0	4,500.	195,400	506,400	506,400

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROMANOWSKI ROZA		21667-316		1/8/1992			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2009	633	Re-Roof	6,085					
6/17/1996	264	Manual	10,000				V/SIDING	

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
1/7/2009	Meas/Inspect	345	PATRIOT
4/1/2000	Inspected	197	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/16/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION		
Type:	13	- Multi-Garden
Sty Ht:	2	- 2 Story
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:	N	- NONE

ATH FEATURES	
Bath:	Rating: Average
Bath:	Rating:
Bath:	Rating:
BQBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:
OTHER FEATURES	
Kits:	Rating: Good
A Kits:	Rating:
Frpl:	Rating:

COMMENTS
SCUTTLE.. HEATING VERY OLD.

SKETCH

4	EFP EFP (128) 16	8	EF OF 4 (3)
46	SFL FFL BMT UAT (1104)	46	
7	EFP 16 EFP (112)	1	7

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1923
Alt LUC:	
Jurisdiction:	

CONDOS INFORMATION

Location: _____ Lower _____
Total Units: _____ Totals RM: 11 BR: 4 Baths: 2 HB _____

REMODELING		RES BREAKDOWN		
		No Unit	RMS	BRS
Exterior:		1	5	2
Interior:		1	6	2
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
		2	11	4

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical

APPRECIATION

ys Cond:	AG - Avg-Good	2
nctional:		
conomic:		
Special:		
Override:		
	Total:	20

ALC SUMMARY

COMPARABLE SALES

Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	5	- Steam
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS	PARCEL ID 041.0-0005-0006.0																
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Month	Number of Items	Total Yard Items	Total Special Features	Total
January	10	10	0	10
February	15	15	0	15
March	20	20	0	20
April	25	25	0	25
May	30	30	0	30
June	35	35	0	35
July	40	40	0	40
August	45	45	0	45
September	50	50	0	50
October	55	55	0	55
November	60	60	0	60
December	65	65	0	65
Total	720	720	0	720

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,104	56.140	61,982						
FFL	First Floor	1,104	187.140	206,608						
SFL	Second Floor	1,104	187.140	206,608						
EFP	Enclos Porch	512	31.830	16,296						
UAT	Upper Attic	276	74.860	20,661						
OPF	Open Porch	32	43.030	1,377						
Net Sketched Area:		4,132	Total:		513,532					
Size Ad	2208	Gross Are	4960	FinArea	2208					

IMAGE

AssessPro Patriot Properties, Inc

